



Eden Road, Newton Aycliffe
Newton Aycliffe



In Excess of £100,000



8 Eden Road

Newton Aycliffe, Newton Aycliffe

Offered with no onward chain, this three-bedroom family home on Eden Road presents an excellent opportunity for buyers looking to put their own stamp on a property.

The ground floor features a spacious living room, dining room, fitted kitchen, storage area, and conservatory overlooking the garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

While the property would benefit from modernisation, it offers great potential to create a stylish home tailored to your own taste. Externally, the property enjoys a good-sized fully enclosed rear South facing garden and low maintenance front garden.

Located close to local shops, schools, and transport links, this is an ideal project for first-time buyers, families, or investors.

A fantastic chance to transform a house into your dream home – viewing is highly recommended.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack



Hallway

2'9" × 10'7" (0.86 × 3.25 m)

Dining Room

9'11" × 9'11" (3.03 × 3.03 m)

Living Room

16'9" × 10'3" (5.11 × 3.13 m)

Conservatory

6'7" × 8'8" (2.01 × 2.66 m)

Kitchen

6'5" × 14'9" (1.97 × 4.52 m)

Storage

9'11" × 4'8" (3.04 × 1.43 m)

First Floor Landing

Bedroom One

10'6" × 11'11" (3.21 × 3.64 m)

Bedroom Two

10'7" × 10'2" (3.24 × 3.12 m)

Bedroom Three

5'11" × 9'0" (1.82 × 2.76 m)

Bathroom

5'11" × 10'3" (1.81 × 3.13 m)





GARDEN

ON STREET

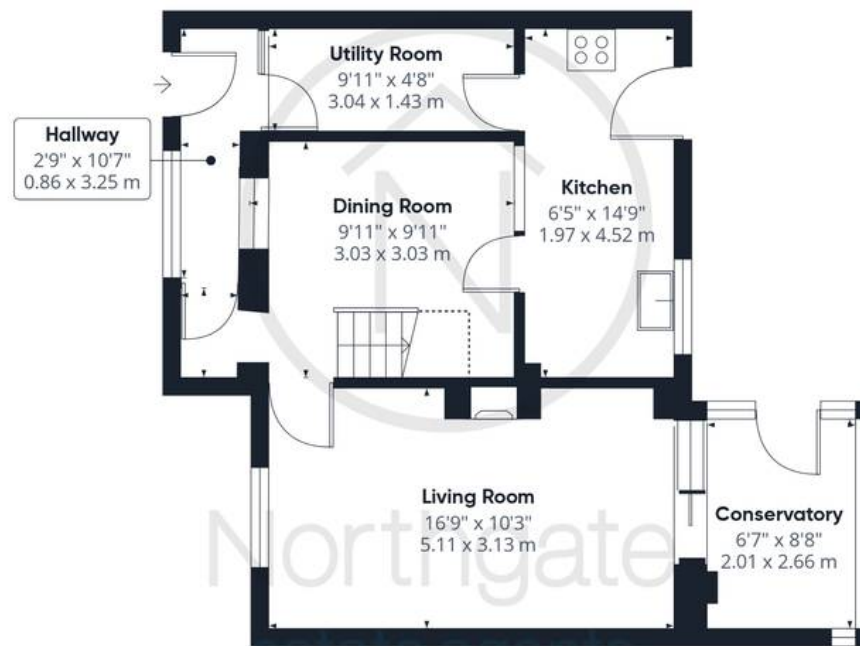




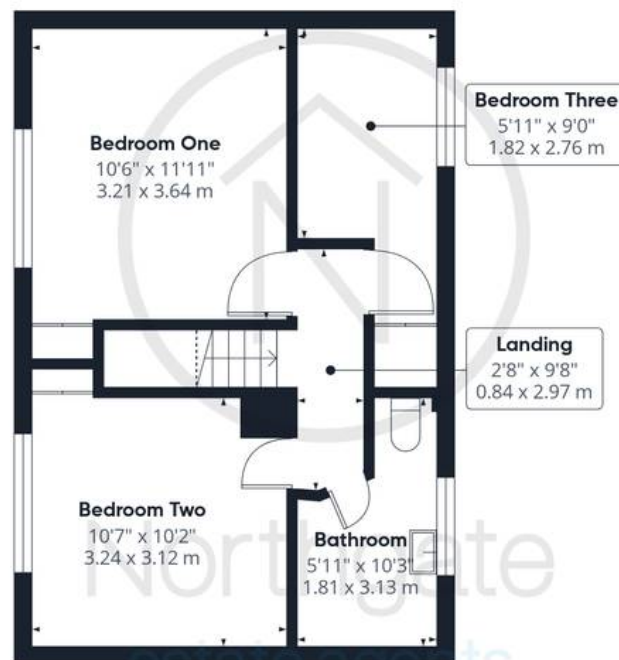




Northgate
estate agents



Ground Floor



Floor 1

Approximate total area⁽¹⁾

915 ft²

85 m²

Reduced headroom

11 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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